

Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors

P.O. Box 248, Moss Beach, CA 94038-0248

Bill Kehoe . Laura Stein . Lisa Ketcham . Bob Kline . Len Erickson . Dan Haggerty

Approved Minutes: Meeting on November 28, 2012

Call to Order. 7:02 pm

Present: All councilmembers

Officials: Nicholas Calderón

2 members of the public

1. Board of Supervisors Report – Nicholas Calderón

MCC vacancy opened on County website (deadline to apply 12/31/12)

BoS approved Hwy 1 Phase 2 & Action Plan on 11/20

TA Grant - early 2013 ~Feb - MOU with Caltrans, then outline public process. Overall timeline will likely lengthen as we go along. Re Caltrans lighthouse project, Supervisor talked with Caltrans, got assurance of better communication going forward. Recommends Jerry Hill as MCC contact for Caltrans, or Kevin Mullin when he becomes Assemblyman.

Reorder agenda at Nicholas' request – 4a last

2. Public Comment

Lisa: Background docs & presentations for MCC meetings posted on MCC website to make it easy to read ahead of time or follow along at home on TV - MidcoastCommunityCouncil.org

Jim Sullivan: County online sites don't show Pillar Point Bluff as trails for bikes which seems to be oversight. Would MCC look into this? (Len will handle this.)

3. Consent Agenda – approved 6-0

Approval of Minutes for 11/14/2012

4. Regular Agenda

b. 7:30 La Costanera Restaurant at Montara Beach – review history of Use Permit, parking, and violations in anticipation of upcoming decisions by County on revised Use Permit renewal, and by Coastal Commission on parking changes.

Lisa: Obtained revised planning referral late yesterday in RWC, scanned/posted last evening. MCC could approve/submit comments on the referral on Dec 12, and comment on NegDec separately in Jan. Outdoor seating area, glass walls & lighting were done without CDP – not supposed to serve customers outdoors until/unless CDP and UP amendments resolved. Sign out front says “outdoor dining”. Restaurant is bristling with outdoor lighting. 300-ft notification radius only reaches properties immediately across Hwy 1 – should notify all who are affected by beach & restaurant parking on their street. Use Permit amendment to expand restaurant hours and open for lunch (original 1977 Coastal Development permit limited hours to 5pm til closing time with shared beach parking). State Parks has signed letter of intent agreement where restaurant owners would improve State dirt lot which would then be considered “new” beach parking. Lunch parking proposed all in southern lot with valet parking extra 11 cars in the access areas of that lot which would require moving cars out onto highway in order to access blocked parked cars.

Discussion issues: County making restaurant parking decisions without consideration for higher level area planning (Hwy 1 Study, Montara Gateway, current TA grant); parking on good-weather weekends already moving up residential streets; parking lots vs preserved scenic viewscape; unclear relationship between County Use Permit amendment on hours/parking and Coastal Commission CDP for grading/riprap repair - does CCC have final say on restaurant hours/parking? Need confirmation in writing how these are integrated - that staff at County and CCC agree.

Len: County considers restaurant hours their purview as long as beach parking numbers are provided. CCC might have issue with parking arrangements for beach access (State dirt parking area proposed for improvement as “new” beach parking has actually been used for beach parking for over 40 years per Coastal Records photos, was even paved at one time.)

Action Items:

- Need clear explanation from Steve M. re County/CCC jurisdiction over CDP/ Use Permit.
- Prepare presentation and draft comments on referral for 12/12: Lisa, Bill & Len.
- MCC consider NegDec at 1/9/13 meeting. Camille will provide NegDec by Christmas.

c. 8:00 Highway 1 Committee (Erickson) Discussion on forming MCC Committee, formalize structure, boundaries, goals

Len: Discussed 4-slide handout (supplemental doc). Steve M. said he would work with small committee (about 7) as sounding board. Could use leadership of Supervisor for Hwy 1 task force.

Laura: Presented alternative committee ideas (supplemental doc presentation).

Discussion issues: separation of traffic from trails in committee structure, expanding CCC committee to full trails committee, Parallel Trail fits in both categories, whether committee/workgroups could actually be staffed (ambitious plan), permanent Wed committee meeting date.

Carl May: Lots of expertise in the community that could be included in projects at early stage via committee, rather than hear about it after engineering and have to push for change. Provides integration and consistency of input to county.

Action Item: Len, Laura, and Bill will meet to craft committee charter proposal for next meeting.

a. 8:50 Montara Coast – Public Access & Views from County Rights-of-Way – discuss concerns raised in 10/24 presentation in preparation for 12/12 agenda item on this topic.

Lisa: MCC Sept 26 comments on 8th St Landslide Restoration project included this sentence: “There is an opportunity for rustic stairs to be built into the reconstructed slope which would aid in maintenance of the planting as well as provide vertical access to the stunningly beautiful rocky shoreline which currently has no improved access.”

Email 11/6 to Paul Keel, State Parks Superintendent, re 10/24 Montara Coast presentation, and 8th St Landslide Restoration: “There is an informal trail on 8th St ROW north of the ravine down to the granitic beach. This trail, very steep in places, is the only access to this beautiful stretch of state beach from 8th north to Seacliff. The landslide restoration area will be much more gradually sloped and an inviting attraction for easier beach access. Rather than let the inevitable informal trail develop and possibly cause erosion, it seems like very simple rustic landscape timber steps staked into the restored slope would provide improved coastal access and protect the slope from damage. According to the landowner's representative Norbert Dall, there are no objections from the landowner, but it is more a matter of funding and permission from other agencies involved.

Has State Parks considered this, and do you have any ideas for funding and how this could be accomplished?” Paul Keel agreed to look into the issues and have a State Parks manager attend 12/12 meeting.

Bill: Where is Marine Walk, will it fall? More info about 8th St. landslide steps? Hwy 1 many additional areas of overgrown plantings – should we report to Peggy Jensen? Haven't heard from property owners re planted trees for noise/privacy buffer.

Lisa: Marine Walk 10-ft wide at bluff edge the length of Montara was surveyed 100 years ago - sections have eroded away. The County's first LCP in 1980 documents Marine Walk was walkable from Seacliff to 9th St. We're not asking for lateral access to be restored along Marine Walk. We just want vertical access to the shoreline via County streets and rights-of-way.

8th St steps – (see email quote to State Parks above). Lawsuit judgment found Caltrans liable for landslide – they pay for restoration. Requesting bare-bones rustic steps – timbers in the slope to guide trail users so they don't cause environmental damage when they go down the slope. Challenges are funding and liability.

Vegetation overgrowth will be ongoing issue to get Caltrans to address. Reported 2 most dangerous sites via Caltrans online maintenance form to see how that would work. So far one has been pruned but not the other.

Private property owners need an encroachment permit from Caltrans to plant within the hwy right-of-way. Online permit site seemed to indicate that County may have some policies or leverage re coastal views when planting trees.

Carl May: County streets represent coastal access (esp. 9th to 4th St) – bluff top also considered shoreline. With county not paying attention we are losing it. Good timing to see these things through. Sees talking room re 8th Street steps. State Parks signs re closed trails also due to liability.

Len: CCT Committee will meet to review full list of coastal access points to present to Peggy Jensen.

5. Council Activity

Len mentioned upcoming **Tsunami Awareness** meeting – Bill will attend.

Lisa: **Princeton Boatyard Project** appeal scheduled for Planning Commission 12/12. Plans haven't changed. Staff report will add more requirements: a 5-10 ft. separation between Buildings D & E for shoreline view from Princeton Avenue & lateral shoreline access at the rear of buildings – which may or may not affect the buildings.

6. Committee Reports –

Treasurer (Bob): MCC will be getting \$3,000 for fiscal year once W9 is processed. County wants dual signature checks (cost \$24.75). Old MCC account has \$278.37 (funds from long-ago donations not subject to County restriction).

7. Future Agendas

12/12 – MCC officer elections; Montara Coast w/Peggy Jensen, State Parks Mgr; La Costanera restaurant Use Permit amendment; Hwy 1 committee

1/9 – at Pillar Ridge clubhouse: SamTrans personnel, Zoe Kirsten-Tucker, comment on new bus service plan; Costanera NegDec

8. Adjournment (9:33)